EMBLETON PARISH NEIGHBOURHOOD PLAN 2019 -2036



Pre-Submission Version – January 2019
Regulation 14 Consultation

FOREWORD

The Parish of Embleton, and its surrounding area, is special. Adjacent to an Area of Outstanding Natural Beauty it features bio-diversity, abundant and varied wildlife and dark skies. It is also steeped in history. As with many attractive coastal parishes, however, it has, over the years, seen an ever-increasing proportion of second homes which have greatly depleted its winter vibrancy. In addition, house prices in the Parish are high for the county and this has led to considerable development much of which is regarded as inappropriate to its setting. Nevertheless, tourism represents the principal source of income and plays a large part in the parish's sustainability, albeit many of its few opportunities for employment are seasonal.

The Parish faces current and potential planning applications that are considered contentious by many and whilst the plan is neutral on individual applications it sets out clear settlement boundaries and principles of design intended to enhance the area to which it applies. It is important to stress, however, that the plan is supportive of the right type of development in the right place.

The above describes some of the more important reasons why Embleton Parish Council embarked on the development of a Neighbourhood Plan (the plan). The Councillors believe that the plan will not stifle development. Rather it will guide and manage it in a way that will benefit the economy and enhance the lives of current and future residents.

This submission draft plan is the result of various consultations with residents, landowners, businesses and others.

To comment on the Neighbourhood Plan please use one of the following methods:

- By E-mail to: embletonneighbourhood@yahoo.com
- By leaving your comments in one of the boxes in the drop- in locations
- By post to the Embleton Parish Clerk, 36 Christon Bank Village, Christon Bank, Alnwick, Northumberland. NE66 3EY

All comments must be received by 9pm on the 20th February 2019.

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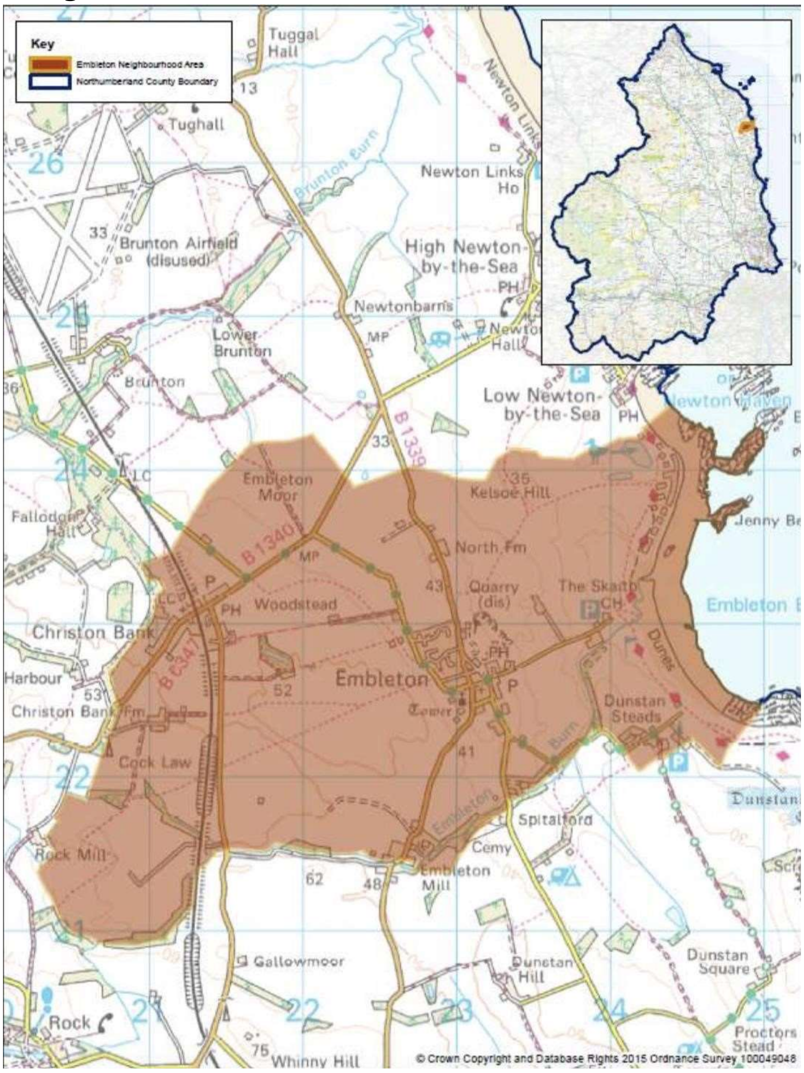
INTRODUCTION

The Localism Act 2011 introduced new powers to allow local communities to shape development in their areas by preparing a neighbourhood plan. This Plan is the Embleton Parish Neighbourhood Plan, and policies in this Plan will be used to determine planning applications in the Neighbourhood Plan Area [Plan Area], alongside other policies in the Neighbourhood Plan.

Map 1: The Neighbourhood Area



Policy Map 1

The Embleton Neighbourhood Area, designated for the purposes of 61G(1) of the Town and Country Planning Act 1990, comprises the Parish of Embleton. Northumberland County Council formally designated the Parish as a Neighbourhood Area on 24th July 2017. The Neighbourhood Plan relates only to the Parish of Embleton, and to no other Neighbourhood Area and is the only Neighbourhood Plan in the designated area.

The Neighbourhood Plan (the Plan) has been prepared by a steering group comprising members of Embleton Parish Council, and other residents in the Neighbourhood Area. There has been input from Northumberland County Council planners and other stakeholders, and the group have commissioned a chartered planning consultant to support the group with the technical aspects of writing the Plan. This is the Regulation 14 (pre-submission consultation) version of the Plan.

Why have a Plan for Embleton Parish?

There was significant local concern about recent development that had taken place across the Parish, and a feeling that development was not necessarily reflecting what is special about the area. There are increasing concerns about the level of second home ownership, and the sustainability of the community over the longer term. The Neighbourhood Plan will have locally specific planning policies which will provide clear guidance as to what kind of development will be supported in the Plan area, and what development will not. It will give spatial clarity for development, by defining settlement boundaries, allocating "Local Green Space" and it will have policies to guide appropriate design.

What evidence have we used to prepare the Plan?

The community have been consulted about what issues are important to them. A number of issues were identified as being particularly important for Parish of Embleton. Some of the key issues were to protect and promote the special landscapes around the settlements of Christon Bank and Embleton village, particularly the Northumberland Coast Area of Outstanding Natural Beauty. There were concerns that new housing should be affordable for young people, and that they should be for people who want to live permanently in the area. There was also a strong desire to ensure that new development is of high-quality design and sympathetic to the local environment. These, and other comments made during a series of consultations, have resulted in a set of planning policies that seek to ensure that future development in the Plan Area will reflect the views of the local community.
Other sources of evidence have come from evidence produced by Northumberland County Council to support their emerging Local Plan. This evidence can be found on their website, but there is detailed evidence in relation to landscapes, housing, recreational space and the local economy. All these documents, as well as the results of the public consultation, form the Evidence Base for the Plan.

What consultation has taken place?

The Steering Group has engaged throughout the process with the local community, through consultation events, questionnaires and newsletters. They have consulted with local residents, local businesses and other local groups and organisations. The results of that consultation have led the Steering Group to produce a Neighbourhood Plan that contains policies that effectively respond to the needs of the community.

More detail on the consultation undertaken is provided in the Community Consultation Statement which will be submitted with the Plan for examination.

What happens next?

Once this Pre-Submission consultation has finished, the Steering Group and Parish Council will review all comments made and make amendments to the Plan as necessary. The Plan will then be submitted to Northumberland County Council, who will consult on the Plan for a further 6 weeks. Following this, an examiner will be appointed, and the Plan will undergo a rigorous examination process. Following recommendations from the examiner, the Plan may be further modified before proceeding to referendum.

1.0 PLANNING POLICY BACKGROUND

1.1 Neighbourhood Plans must pass a series of tests prescribed in legislation through the Neighbourhood Planning Regulations. These tests are collectively known as 'The Basic Conditions'. The basic conditions require that neighbourhood plans:

- Are prepared having regard to national policy and guidance;
- Are in general conformity with strategic policies in the development plan;
- Contribute to the achievement of sustainable development; and
- Are compatible with European Union obligations on environmental impact and human rights.

1.2 How the Plan meets these requirements is set out in detail in the Basic Conditions Statement which is submitted with the Plan to Northumberland County Council.

Alnwick District LDF Core Strategy DPD (2007) and Alnwick District Wide Local Plan (1999)

1.3 One of the Basic Conditions is that the Plan must be in general conformity with strategic policies contained in the development plan. The development plan consists of policies in the Alnwick District LDF Core Strategy Development Plan Document (October 2007), and 'saved' policies in the Alnwick District Wide Local Plan (April 1997).

1.4 The saved strategic policies in these plans are therefore the policies with which the Neighbourhood Plan must be in general conformity. The Basic Conditions Statement provides an assessment of the extent to which the Neighbourhood Plan is in general conformity with those policies.

Northumberland County Council Local Plan

1.5 Work has commenced on the preparation of a Local Plan for Northumberland. It is expected that this Plan will come into force in Spring 2020. The Neighbourhood Plan seeks to work alongside this emerging Local Plan, to ensure consistency in policy making throughout the process. The Local Plan allocates settlement boundaries for those villages that are not in the process of producing a Neighbourhood Plan. As Embleton Parish is producing a Neighbourhood Plan, the definition of a settlement boundary for both Embleton Village and Christon Bank will be through the Neighbourhood Plan.

1.6 A number of evidence base reports have been commissioned to assist with the production of the Local Plan. Some of these evidence base reports have also been used to inform the Neighbourhood Plan. These reports are referred to in the appendices.

National Planning Policy

1.7 The National Planning Policy Framework (NPPF) (July 2018) and National Planning Practice Guidance provide the most up to date planning policy and advice from Central Government. Some policies contained in the Alnwick Core Strategy LDF DPD and the Alnwick District Wide Local Plan are in conflict with this more recent national policy and guidance. In such circumstances the more recent national policy and guidance will take precedence in plan making and decision taking. This will be explained further in the Basic Conditions Statement.

Sustainable Development

1.8 The purpose of the planning system is to contribute to the achievement of sustainable development. The meaning of sustainable development for planning purposes is contained in paragraph 8 of the NPPF. At a very high level the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The promotion of, and support for, sustainable development is at the heart of the community aspirations in Embleton Parish.

1.9 Support for sustainable development is reflected in the vision for the Neighbourhood Area. This is further expressed in the objectives for the Area. The vision and objectives for the area are set out later in the Plan.

Environmental Impact and EU Obligations

1.10 Directive 2001/42/EC relates to the assessment of the effects of certain plans and programmes on the environment. This is often referred to as the Strategic Environmental Assessment (SEA) Directive. This directive is transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004 (the 'SEA Regulations') and it is these regulations that the plan must be compatible with to meet the Basic Conditions.

1.11 A request for a screening opinion to determine whether the Plan requires SEA has been submitted to Northumberland County Council and is awaited.

2.0 ISSUES AND THEMES

Population and Housing

2.1 Embleton is a rural, coastal Parish with a population of 672 people (at 2011 census). 30% of the population in this area are over the age of 65 (compared to a County wide average of 23%), with just under 13% being between the ages of 0 – 15. Most of the population is concentrated within the settlements of Embleton village and Christon Bank. There are a number of other more isolated dwellings and farmsteads in the countryside around.

2.2 There is evidence of high second home ownership levels in the Neighbourhood Area, and this is an issue that has been raised repeatedly by residents in consultations that have taken place. There is a strong feeling that, in order to maintain sustainable communities in the settlements, there needs to be more housing for local people and young families, who are being driven out of the market by high house prices and a prevalence of second home ownership.

2.3 The 'proposals map' from the Alnwick District Wide Local Plan (April 1997) shows the insets for the settlements of Embleton village and Christon Bank. These are contained in the 'Settlement Boundary Evidence Paper'.

2.4 Several SHLAA (Strategic Housing Land Availability Assessment) sites have been put forward in both villages. Some of the sites have now got planning permission and are being/have been built. It should be noted that the Northumberland SHLAA is not a planning policy document. Whilst the SHLAA identifies land with the theoretical potential to accommodate housing development in Northumberland, it does not determine whether a site should necessarily be allocated for housing as part of the Local Plan or be granted planning permission for housing.

2.5 The emerging Local Plan for Northumberland has carried out an assessment of the indicative housing requirements for all designated Neighbourhood Plan Areas. The requirement provided by NCC for Embleton Parish is for 65 dwellings over the 20-year plan period (2016 – 2036). This figure is contained in in Annex A of the emerging Northumberland Local Plan.

2.6 This housing allocation has been met, and exceeded, resulting in over-provision of housing in the Plan area. A proportion of this housing has been sold for second homes. More information on this is contained in the 'Background Housing Evidence Paper' which forms part of the evidence base for the Plan.

The Local Economy

2.7 The main economy in the Parish, according to the census (2011) is a combination of retail trade; accommodation and food service activities (assumed to be largely related to tourism), and, to a lesser extent, people in the human health and social work business, followed by construction, education, and professional employment. The largest percentage of people in employment were in skilled trades occupations (16%), closely followed by professional occupations (15%). 39% of the population are economically inactive, indicating a high number of retired people living in the Neighbourhood Area.

2.8 Tourism is clearly a large part of the economy, due to the proximity of the beaches and beautiful landscapes of the Northumberland Coast. There are a number of holiday homes and businesses running tourism accommodation. Local businesses such as pubs, shops and the golf course rely on tourism as well as the business of people living locally.

2.9 The villages of Embleton and Christon Bank have a number of small businesses many of whom provide a service to the community. A business survey has been carried out to ascertain whether there are any issues facing the local business community which could be addressed through a neighbourhood plan. No significant issues that required a policy intervention were raised.

Heritage

2.10 There are several listed buildings and places of historic interest within the village of Embleton. Christon Bank has one listed building and there are further 4 at Christon Bank Farm and the Lime Kilns. Embleton village has a Conservation Area which was designated in 2007 and has a detailed Conservation Area appraisal document which gives guidance on design, important views, and character of the Embleton Village Conservation Area.

2.11 This document provides a valuable evidence base for any policies related to the Conservation Area and/or the historic environment in Embleton village.

2.12 Part of the Neighbourhood Area lies in the Northumberland Heritage Coast, an area designated for its heritage interest. There are a number of buildings which are not listed in the area which are considered worthy of listing. These non-designated heritage assets are identified in Appendix A of the Plan.

Environment

2.13 There are a number of protected areas in the Plan area. These areas have the highest level of protection and consist of the Northumberland Shore SSSI (Site of Special Scientific Interest), the Berwickshire & Northumberland Coast SAC (Special Area of Conservation), the Northumbria Coast SPA (Special Protection Area under the Birds Directive) and the Northumbria Coast RAMSAR (Wetlands of International Importance) site. These designations are of national and international importance.

2.14 There is also a locally important SINC (Site of Interest for Nature Conservation) site in the quarry area of Embleton village (which is shown on the Policies map).

2.15 Any proposals in the Neighbourhood Plan to designate sites for development are likely to result in the need for a Strategic Environmental Assessment and potentially a Habitats Regulations Assessment, due to the proximity of these protected areas.

2.16 A 'screening opinion' has been sought from Northumberland County Council as to whether an SEA would be required once draft policies were proposed, and potential site allocations and settlement boundaries defined. The Plan has been assessed according to the requirements set out in regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004. Part of this assessment includes a requirement to consult the environmental assessment consultation bodies (Natural England, Historic England and the Environment Agency).

2.17 A Screening Opinion under the Habitats Regulations as to whether a Habitats Regulations Assessment (HRA) will be required in relation to the neighbourhood plan is being sought. A Habitats Regulations Assessment, if required, would examine the likely impacts of the possible effects of the neighbourhood plan's policies on the integrity of the Natura 2000 sites (SACs and SPAs).

Landscape and Settlement Boundaries

2.18 The landscape around Embleton Parish is highly valued. To the east of Embleton village is the **Northumberland Coast Area of Outstanding Natural Beauty** (the boundary of which can be seen on the Policies Maps, for information). In addition, and contiguous with the same boundary, is the **Northumberland Heritage Coast**. Inland, within the rest of the Plan Area, there are no statutory landscape designations. However, the Conservation Area for Embleton village and its setting are important considerations in the local landscape.

2.19 There is more information about landscape types in the Northumberland Coast Landscape Sensitivity and Capacity Study (2013), some of which was based on earlier landscape characterisation work carried out by Land Use Consultants in 2010.

2.20 The section on Embleton village in this study concludes*: 'This study supports a presumption that sites which fall outside the AONB parts of Embleton village should be prioritised for the development of new housing before sites in the AONB are considered. Only where it is clearly evident that no capacity for the development of sites outside the AONB exist without causing significant harm to the character of the village and to the AONB itself, should sites within the AONB be considered'*. In this context, it is unlikely that development would be prioritised within the AONB in the short to medium-term. Nevertheless, very limited delivery of new housing development to meet locally arising need within or on the periphery of the AONB parts of the village is unlikely to have any fundamental negative impact upon the key qualities of the Landscape Character Type.'

2.21 Further evidence from this study in relation to the built form of Embleton village has been used to assist in defining a settlement boundary for Embleton village.

Design

2.22 There have been a number of developments recently in the Parish which could have taken better opportunities to realise good, locally distinctive design and the creation of a high-quality sense of place. Good design is inevitably subjective to a point, but there are some key principles that could and should apply. One of these, is that a development should be designed to reflect the local vernacular and contribute to a 'sense of place'.

Community Facilities

2.23 Embleton village is recognised as a 'sustainable village centre' in the Alnwick LDF Core Strategy (October 2007). These sustainable village centres are defined as: *'settlements with public transport and a strong service base usually comprising school, shop, post office, pub, church, community hall, sports and recreation facilities and where development will be well-related to the scale and function of the settlement.'*

2.24 Embleton village has a school, village hall, church, shops, post office, doctor's surgery, public houses, football field, play areas and a golf course with club house which is open to the public.

2.25 Embleton village has a number of valued green spaces within the settlement which could be worthy of designation as Local Green Space, the most significant of which is the quarry area.

2.26 Christon Bank is recognised in the Local Plan as a 'Local Needs Centre', which is defined as a settlement with: 'limited services, or which are peripherally located in relation to employment and transport. Development in these centres will be restricted to that satisfying local needs only.'

Transport

2.27 There is a reasonably regular daytime bus service to Alnwick and Berwick from Embleton village. The No.1 Sustrans (Coast and Castles cycle route) goes through Embleton village. Christon Bank has significantly less public transport provision (one bus per week).

2.28 There are opportunities to improve public rights of way and potentially cycle ways, to better connect the settlements to the surrounding countryside and coast.

2.29 The vision for the Neighbourhood Area reflects the importance placed on the environment, people, and our thriving communities, by placing an emphasis on sustainable communities.

3.0 VISION AND OBJECTIVES:

The rural parish of Embleton will continue to be a thriving and a sustainable place to live, learn, work and visit. We will contribute to the long-term sustainability of our communities by supporting appropriate housing which is accessible to all. We will protect, and where possible enhance, the setting and environment of our parish, the Northumberland Coast AONB, the Northumberland Heritage Coast and other special and natural places in our Parish.

3.1 To deliver the vision, a number of objectives have been identified.

OBJECTIVE 1: SUSTAINABLE DEVELOPMENT

To support development that enhances and protects the environment, supports the economy, and helps our communities become more sustainable, whilst ensuring that we protect the assets that make the Embleton Parish special, and ensure there is a positive legacy for future generations.

3.2 The following policies seek to deliver the objective of sustainable development, along with other policies in the Plan. Policy 1 gives an overview of the types of development that will be supported in the Neighbourhood Area in order to deliver sustainable development. Policy 2 has a policy to protect our special landscapes and seascapes, as identified in Landscape Character Assessments. Policy 3 seeks to ensure that we protect the protected habitats and species that make our area so desirable to live in and to visit. Policy 4 is a design policy that will be applied to all development that comes forward in the Neighbourhood Area.

Policy 1: Sustainable development.

Policy 2: Landscapes and Seascapes.

Policy 3: Habitats and Species.

Policy 4: High quality and sustainable design in new development.

OBJECTIVE 2: SENSE OF PLACE

To protect heritage assets and enhance local green spaces, landscapes and views that contribute to the distinct look and feel of Embleton Parish.

3.3 In order to achieve this objective, we have identified the following policies. Policy 5 relates to settlement boundaries for Embleton village and Christon Bank, in order to protect the setting and landscapes around the villages, and to focus any new development in sustainable locations. Policy 6 provides detail about what kind of development will be expected in the Embleton Village Conservation Area, and of proposals which will affect its setting. Policy 7 refers to Local Green Spaces in Embleton village and Christon Bank and protects them from future development. Policy 8 refers to Non-Designated Heritage Assets in the Neighbourhood Area, and how decisions will be made on proposals that affect them.

Policy 5: Settlement Boundaries for Embleton Village and Christon Bank.

Policy 6: Development in the Embleton Village Conservation Area.

Policy 7: Local Green Spaces in Embleton Village and Christon Bank.

Policy 8: Non-designated Heritage Assets in the Neighbourhood Area.

OBJECTIVE 3: LOCAL ECONOMY

To support, encourage and protect local businesses, the school and other key facilities that contribute positively to the rural charm and characteristics of Embleton Parish so that it can thrive as a sustainable community.

3.4 In order to achieve this objective, we have identified the following policy. Policy 9 supports the provision of small-scale business units and the expansion of existing business units.

Policy 9: Business and Employment.

OBJECTIVE 4: HOUSING

To support enough affordable and Principal Residence housing to meet the objectively assessed needs for Embleton Parish. Any future housing will be of high-quality design and environmentally sensitive and sympathetic to the historic landscape and natural surroundings.

3.5 In order to achieve the objective of providing affordable and principle occupancy housing, policies are proposed to restrict all new housing to principal occupancy only, Policy 10. Policy 11 supports the provision of affordable housing in the Neighbourhood Area. Policy 12 supports rural exception sites. Policy 13 supports the change of use of holiday let accommodation to principal residence housing.

Policy 10: Principal Residence housing.

Policy 11: Affordable Housing Contributions.

Policy 12: Rural exceptions sites and Community Led Housing.

Policy 13: Change of use from holiday let to principal residence housing.

OBJECTIVE 5: COMMUNITY FACILITIES

To protect, improve and, as appropriate, develop, year-round community and recreational facilities for the benefit of residents and visitors alike.

3.6 In order to achieve this objective, Policy 14 promotes the provision of new community and recreational facilities for tourism and local use, and Policy 15 supports the provision and improvement of pedestrian and cycle routes in the Neighbourhood Area.

Policy 14: Community Facilities and Recreational Facilities.

Policy 15: Provision and improvement of pedestrian and cycle routes.

4.0 PLANNING POLICIES: READING THE NEIGHBOURHOOD PLAN

4.1 It is essential that this Neighbourhood Plan is read as a whole document. All policies should be read alongside all other relevant policies in the Plan. This means that any proposal should be assessed and considered in accordance with the Plan as a whole unless material considerations indicate otherwise.

4.2 There is very limited 'cross-referencing' within the Policies because the Plan has been written to be read as a whole document. In some cases, there is a specific cross reference if needed for clarification of that policy, but not for emphasis on weight of importance of that cross-referenced policy.

4.3 Before each policy, is explanatory text. This text consists of descriptive and explanatory matter in respect of the policies. The text is relevant to the interpretation of each policy to which it relates. Although the supporting text is not policy, it does assist with clarifying what the policy is trying to achieve, and intention of that policy.

4.4 Although the Plan is to be read as a whole, policies 1, 2, 3 and 4 are likely to apply to all development in the Neighbourhood Area.

5.0 PLANNING POLICIES:

PLANNING POLICIES TO DELIVER OBJECTIVE 1: SUSTAINABLE DEVELOPMENT

To support development that enhances and protects the environment, supports the economy, and helps our communities become more sustainable, whilst ensuring that we protect the assets that make the Embleton Parish special, and ensure there is a positive legacy for future generations.

Policy 1: Sustainable development.

Policy 2: Landscapes and Seascapes.

Policy 3: Habitats and Species.

Policy 4: High quality and sustainable design.

SUSTAINABLE DEVELOPMENT

5.1 This policy provides the framework and outlines what kind of development will be supported in the Plan area. The policy seeks to secure principal occupancy housing to help re-build sustainable communities in the Neighbourhood Area, and to support the provision of affordable housing to allow more young families to be able to afford to live and work in the area.

5.2 Rural exceptions sites are defined in the NPPF as:

'Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.'

5.3 A Housing Needs Survey was carried out in the Neighbourhood Area in June 2018. At that time 11 households were identified as having a housing 'need'. Of these, just over half were already owner occupiers. This implies a low local affordable housing need (in the region of 5 households). A rural exceptions site could meet that need.

5.4 The policy supports the provision of employment opportunities, rural business development, and opportunities for people to live at their place of work, and for the local economy to diversify.

5.5 Community facilities and services are considered to be an important part of the local economy as well as essential for the local community, so the policy supports the provision and enhancement of more community facilities. More specific policies later in the plan cover each of these areas in more detail.

5.6 Some of the Neighbourhood Area is in the Northumberland Coast AONB and Heritage Coast, and the policy clarifies that development will not be supported except in exceptional circumstances, to reflect national planning policy guidance.

POLICY 1: SUSTAINABLE DEVELOPMENT

Within the Neighbourhood Area, unless material considerations indicate otherwise, development will be supported which provides:

a new Principal Residence dwellings within the settlement boundaries of Embleton village and Christon Bank;
b affordable housing either within the settlements and/or on the edge of settlements as 'rural exception sites';
c local employment opportunities;
d new and expanded business premises;
e new and expanded social, community, leisure, recreational and educational facilities to serve the communities in Embleton village and Christon Bank;
f new visitor facilities where these also benefits the local community.

Major development in the Northumberland Coast AONB and Heritage Coast will not be supported except in exceptional circumstances and where it can be demonstrated to be in the public interest.

LANDSCAPES AND SEASCAPES IN THE NEIGHBOURHOOD AREA

Figure 1: Embleton Beach

5.7 Communities in responses to consultations at all stages of the Plan have said how much they value the local landscapes and seascapes in the area. Not only are they of value to the local community, but they are also of value to the local economy, being central to attracting visitors to the area. The protection and enhancement of these landscapes and seascapes is at the heart of the Plan.

POLICY 2: LANDSCAPES AND SEASCAPES IN THE NEIGHBOURHOOD AREA

Development proposals within or affecting landscape character areas must demonstrate how they respect the features of the landscapes identified in the Northumberland Landscape Character Assessment (2010) and National Character Areas and the Historic Landscape Characterisation including:

a) The dynamic seascape including landscapes with views of the coast or seas and the adjacent marine environment;
b) Farmsteads of traditional vernacular architecture at Dunstan Steads, Embleton Mill, North Farm and Christon Bank Farm;
c) Low-lying exposed coastline and broad sandy beaches;
d) Dune systems and the need for potential 'rollback' of Dunes;
e) Views into and out of Embleton village conservation area.

Great weight will be given to the conservation of these local landscapes, the Heritage Coast and the scenic beauty of the coast including views across the AONB to the coast from Embleton village and inland from the coast towards Embleton village.

HABITATS AND SPECIES

5.8 Habitats and the species they support are a main attraction for visitors to the Neighbourhood Area, and highly valued by residents. European Sites are protected by legislation in the Conservation of Habitats and Species Regulations 2010 (as amended). For information, these areas are shown on the Policies Map. European sites in the Neighbourhood Area are the Northumbria Coast RAMSAR site, the Berwickshire & Northumberland Coast SAC and the Northumbria Coast SPA.

5.9 Sites of Special Scientific Interest are protected under the Wildlife and Countryside Act 1981 (as amended). Sites of Special Scientific Interest in the Neighbourhood Area are the Northumberland Shore SSSI which is currently in a favourable condition.

5.10 Embleton Village Quarry is designated as a SINC (Site of Interest for Nature Conservation) and is now managed by Embleton Parish Council.

POLICY 3: HABITATS AND SPECIES

The impact on proposals in the Neighbourhood Area on European Sites will be assessed in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended) (The Habitats Regulations). Development that would result in an adverse effect on internationally important wildlife sites will not be permitted unless it can meet the 'No Alternatives' and 'Imperative Reasons of Overriding Public Interest tests set out in the Habitats Regulations and unless all necessary compensatory measures have been secured to ensure overall coherence of the network of sites.

Planning permission that would result in an increase in recreational pressure on the European sites will only be granted if it can be demonstrated that there will be no adverse effect on the integrity of any European Site, either alone or in combination with any other relevant plans or projects.

Proposals which promote the preservation and restoration of priority habitats in the Neighbourhood Area will be supported.

Proposals that support the biodiversity and community value of Embleton Village Quarry SINC site will be supported.

DESIGN IN NEW DEVELOPMENT

5.11 One of the aims of the Neighbourhood Plan is to achieve well designed places. This aim is reflected in the NPPF, which states, in paragraph 125, that design policies should be developed with local communities, so they reflect local aspirations and are grounded in an understanding and evaluation of each area's defining characteristics.

5.12 This policy applies to all proposals and is not restricted to housing design. It seeks to ensure that local vernacular and design are at the heart of new development proposals, both through this policy, and through other policy elsewhere in the Plan. High quality design is expected in the whole Neighbourhood Area.

5.13 In Christon Bank, the majority of development is relatively recent, with the station buildings, pub and buildings close by providing a historic 'heart' to the village.

5.14 Traditional materials here are stone, with a mixture of slate and pantile roofs.

Figure 2: Typical building styles in Christon Bank

5.15 Styles of building and design in Embleton village differ in different parts. The Embleton Village Conservation Area Appraisal gives information about local detail and styles of individual features which could be incorporated into design of new buildings to better reflect the heritage of the area.

5.16 This part of Northumberland is valued for its dark skies, and new development will be expected to limit the impact of light pollution as a result of development. This is not only important for enjoying the night sky, but also important for wildlife and amenity for people living close by. There are mechanisms for reducing the impact of lighting on the night sky, without compromising on the necessity for lighting. Further information about how this can be achieved is contained in the Northumberland International Dark Sky Park Lighting Management Plan published in November 2015.

5.17 There is a desire to see more sustainable building taking place in the Neighbourhood Area in order to mitigate the impacts of climate change. Schemes which incorporate high levels of energy efficiency and sustainable design will be given support, providing they comply with other policies in the Plan.

POLICY 4: DESIGN IN NEW DEVELOPMENT

All new development in the Neighbourhood Area, including extensions and conversions, should incorporate high quality design and demonstrate how:

a) local context and character are respected in terms of scale, density, height, massing, layout, materials, hard and soft landscaping, means of enclosure and access; and
b) features including windows, doors, roof lights, chimneys, flues, roofs, and boundary treatments have regard to surrounding character and materials used locally; and
c) appropriate landscaping has been incorporated into the scheme including the retention of trees and hedgerows; and
d) a Sustainable Urban Drainage system has been incorporated or demonstrate why such a system would not be practicable; and
e) measures have been incorporated to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation; and
f) in terms of the massing, height, scale and proximity, of the proposed development does not result in an unacceptable loss of light or overshadowing, or other adverse amenity impacts on existing or future residents; and
g) opportunities have been taken where possible to incorporate embedded renewables, such as solar panels, heat pumps and other measures to reduce the carbon footprint of the building; and
h) opportunities have been taken in the layout and building orientation to minimise energy consumption and maximise passive solar gain.

Development of poor design that fails to take opportunities for improving the character and quality of the area will not be supported.

For areas within the Northumberland Coast AONB, this will include incorporating the principles contained in the most recent version of the Northumberland Coast AONB Design Guide.

PLANNING POLICIES TO DELIVER OBJECTIVE 2: SENSE OF PLACE

To protect heritage assets and enhance local green spaces, landscapes and views that contribute to the distinct look and feel of Embleton Parish.

5.18 This objective will be delivered through the following policies:

Policy 5: Settlement Boundaries for Embleton Village and Christon Bank.

Policy 6: Development within Embleton Village Conservation Area.

Policy 7: Local Green Spaces in Embleton Village and Christon Bank.

Policy 8: Non-designated Heritage Assets in the Neighbourhood Area.

SETTLEMENT BOUNDARIES FOR EMBLETON VILLAGE AND CHRISTON BANK

5.19 Settlement boundaries have been defined for Christon Bank and Embleton village and are shown on the Policies Map. A separate document (Settlement Boundary Evidence Paper) has been produced for each settlement and provides information and justification for the settlement boundaries. The definition of settlement boundaries has involved ensuring that enough land is provided for new housing over the plan period.

5.20 The indicative scale of housing proposed for the Neighbourhood Area in the emerging Local Plan is for 65 dwellings over the Plan period. 80 dwellings have been delivered or have planning permission already in the Neighbourhood Area. This means that the settlement boundaries have been drawn relatively tightly around both settlements as the housing provision required for the area over the Plan period has been exceeded whilst allowing some space for new housing development to meet any further housing need over the Plan period.

5.21 **Embleton Village:** Embleton village is identified a 'sustainable village centre' in the Alnwick LDF Core Strategy (Policy S1). Sustainable village centres are defined as settlements with public transport and a strong service base. Embleton village has a shop, a school, a post office, doctor's surgery, pub, church, community hall and sports and recreational facilities.

5.22 The focus of the settlement boundary has been to retain the boundaries already designated in the Alnwick Local Plan, to protect the Conservation Area and AONB, and allow for small infill sites to come forward within the village.

5.23 **Christon Bank:** Christon Bank is identified in the Alnwick District LDF as a 'local needs centre'. Local needs centres are settlements with limited services and limited transport and employment opportunities. The current development plan policies for local needs centres restricts housing development to that satisfying 'local needs' only. This policy is somewhat out of date, and recent developments and approvals in Christon Bank would indicate that this policy of 'local needs only' has not been implemented for some time.

5.24 The settlement boundary for Christon Bank is drawn tightly around the village, whilst allowing for the recently granted permission for 13 dwellings.

5.25 Settlement boundaries have been created in the Plan having regard to the need to ensure recognition of the intrinsic character and beauty of the countryside in the Neighbourhood Area. The settlement boundaries are not intended to stifle development which could still make a positive contribution to sustainable communities in the Neighbourhood Area. This reflects the intention of national policy and guidance.

5.26 Proposals such as those offering local employment opportunities, 100% affordable housing provision, and conversion of redundant buildings for permanently occupied residential use will be supported, and planning obligations through s.106 agreements will be secured as part of any planning permission granted to ensure they are used as a Principal Residence. Buildings to be converted must have originally been of substantial construction.

POLICY 5: SETTLEMENT BOUNDARIES FOR CHRISTON BANK AND EMBLETON VILLAGE

Proposals for development will be supported within the defined settlement boundaries for Embleton village and Christon Bank shown on the Policies Map subject to other policies in the Development Plan. All land outside these settlement boundaries is considered to be 'open countryside' for planning purposes.

Outside the settlement boundaries development will be restricted to the following:

a) small-scale rural business and economic development proposals involving conversion of existing buildings, or sensitively designed new buildings where landscape and other impacts have been given careful consideration, and mitigated where necessary;
b) proposals for rural exception sites of affordable housing;
c) re-use of redundant or disused buildings for use as Principal Residence housing where these buildings were originally of substantial construction and where the scheme would improve the appearance of the site and/or where the proposal secures the optimum viable use of a heritage asset;
d) the essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
e) proposals where design is of exceptional quality that is truly outstanding and of innovative design, reflecting the highest standards in architecture, and would help raise standards of design in the Neighbourhood Area and would also significantly enhance the immediate setting of the site;
f) proposals for tourism development where these can be sensitively accommodated in the landscape

DEVELOPMENT WITHIN EMBLETON VILLAGE CONSERVATION AREA

5.27 Embleton village has a detailed Conservation Area Character Appraisal which specifically identifies important key buildings, landmarks, significant view points and open spaces which are important in the Conservation Area. These appraisals identify local character and distinctiveness.

5.28 The Conservation Area Appraisal also identifies buildings that, if restored or improved, would lead to a significant enhancement of the Conservation Area. These buildings are named in Policy 6. The Conservation Area Appraisal states in 5.5.6 that '*the quarry buildings are worth repairing and reusing because of their history and quality'.*

Figure 3: Quarry buildings at Embleton quarry, now in a state of disrepair

POLICY 6: DEVELOPMENT WITHIN EMBLETON VILLAGE CONSERVATION AREA

Development proposals affecting the Embleton Village Conservation Area, or its setting will be required to preserve or enhance the character or appearance of the area. Development proposals, including extensions and alterations to existing buildings and structures, will be required to make a positive contribution to local character and distinctiveness, through the careful use of materials and incorporation of traditional design.

In particular, the assessment of proposals should take into account their impact on the following specific elements identified in the Embleton Village Conservation Area Character Appraisals:

a) significant view-points into and out of the Conservation Area particularly views to and from the coast;
b) informal open spaces which contribute positively to local character;
c) local context and character; in particular layout, materials, landscaping, means of enclosure and access and vernacular design of windows, doors, chimneys, and roofscape.

In order to prevent harm to the character and appearance of the Conservation Area in the longer term, proposals which would lead to the enhancement of the appearance of the following buildings will be supported: The Old Quarry Buildings, the Historic Dovecotes, the Sandstone Building to the South of Old Vicarage Garden and Pillboxes.

Development of poor design that fails to take opportunities available for improving the character and quality of the Conservation Area will be refused.

LOCAL GREEN SPACES IN EMBLETON VILLAGE AND CHRISTON BANK

5.29 Paragraphs 99 and 100 of the NPPF give local communities the opportunity to identify and protect areas of green space which are special to the local community. A number of criteria must be met, and most green spaces will not be suitable for allocation as Local Green Space.

5.30 In order for land to qualify as Local Green Space it must meet the following tests:

- Be in reasonably close proximity to the community it serves and;
- Be demonstrably special to a local community and hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife and;
- Be local in character and not an extensive tract of land.

5.31 Although the beaches and countryside around the villages are clearly valued by the community as being an important, as they are 'extensive tracts of land' they do not meet the criteria for Local Green Space. The green spaces identified in the policy below are considered to be particularly important by the local community. A background report has been produced to further explain their significance.

POLICY 7: LOCAL GREEN SPACES

The following sites are designated as Local Green Spaces and are shown on the Policies Map:

LGS1: Embleton Village Playing Field and Play Area
LGS2: Embleton Village Green
LGS3: Embleton Village Quarry
LGS4: Embleton Village School Playing Field
LGS5: The Glebe Field adjacent to Embleton Village Church
LGS6: Christon Bank Village Green
LGS7: Greyfield Estate Play Area

Proposals for development on these sites will not be allowed except in very special circumstances, unless they are directly related to the enhancement or enjoyment of the Local Green Space.

NON-DESIGNATED HERITAGE ASSETS IN THE NEIGHBOURHOOD AREA

5.32 Designated heritage assets are protected through existing legislation and policy. However, non-designated heritage assets are prevalent in the Neighbourhood Area, and the Embleton Village Conservation Area Appraisal identifies a list of buildings considered suitable for listing. These are defined on the Policies Map and listed in Appendix A are considered to be 'non-designated' heritage assets in the Plan area.

5.33 There are several other historic buildings across the Neighbourhood Area which could be added to the list over time.

POLICY 8: NON-DESIGNATED HERITAGE ASSETS IN THE NEIGHBOURHOOD AREA

The Neighbourhood Plan List of non-designated Heritage Assets are defined in Appendix A. Development, including renovation or alterations, affecting any non-designated heritage asset or its setting, whether locally listed, or identified in the Neighbourhood Plan List in Appendix A, should be sensitively designed having regard to the scale of any harm or loss and the significance of the heritage asset including its archaeological, historic and architectural interest and its setting.

PLANNING POLICIES TO DELIVER OBJECTIVE 3: THE LOCAL ECONOMY

Figure 4: Local shop in Embleton village - one of the businesses in the Neighbourhood Area

To support, encourage and protect local businesses and key facilities that contribute positively to the rural charm and characteristics of Embleton Parish so that it can thrive as a sustainable community

5.34 In order to achieve this objective, we have identified the following policy:

Policy 9: Business and Employment

BUSINESS AND EMPLOYMENT

5.35 There was strong support among the local community for businesses that operate in the Neighbourhood Area. There are a number of small businesses and sole traders who often work from home. There appears to be scope to encourage more start-up business development in the Plan area in order to broaden the economic base. This policy lends support to proposals for rural business development, and in particular seeks to support proposals for farm diversification, and home-working (where planning permission is required).

5.36 Policies elsewhere in the Plan allow for small scale business development outside the settlement boundaries.

5.37 The policy refers to 'home working'. In many instances planning permission will not be required for home working if it is considered to be ancillary to the main use of the dwelling as a residence. There are occasions where the home-working use can intensify to an extent where planning permission may be required, particularly if the business employs staff and/or has regular deliveries. The Plan is supportive of home working, as this gives additional ability for people to live and work in the area, and many businesses now do not need to operate from a business premises. Proposals will be supported so long as there are no significant adverse impacts on nearby residents in terms of noise and vehicular traffic.

Policy 9: Business and Employment

Proposals for new business premises and extension and expansion of existing business in the plan area will be supported.

In the open countryside, proposals for farm diversification schemes and other rural business enterprises which require a rural location will be supported. Where new buildings are required, these must be well designed, well related to existing buildings and not have an unacceptable impact on the local landscape.

Proposals for home working will be supported where the amenity and privacy of neighbouring residents is not significantly affected.

PLANNING POLICIES TO DELIVER OBJECTIVE 4: HOUSING

Figure 5: New affordable housing scheme recently built in Embleton village

To support enough affordable and Principal Residence housing to meet the objectively assessed needs for the Parish. Any future housing will be of high-quality design and environmentally sensitive and sympathetic to the historic landscape and natural surroundings.

Policy 10: Principal Residence housing.
Policy 11: Affordable Housing Contributions.
Policy 12: Rural Exception Sites and Community Led Housing.
Policy 13: Change of use from holiday accommodation to principal residence housing.

PRINCIPAL RESIDENCE HOUSING

5.38 Census data shows the percentage of households with no usual residents (second homes) in the Neighbourhood Area is markedly greater than across Northumberland as a whole. The last census showed 27% of dwellings with 'no residents'. Local monitoring has revealed that the recent development at Creighton Place has sold at least 40% of its new market dwellings as second homes or holiday lets.

5.39 The impact of these high levels of holiday and second homes has resulted in an erosion of a balanced and sustainable community within Embleton village, and to a lesser extent, Christon Bank. Embleton village still retains a good proportion of local services and facilities, the objective is to retain these, by having a healthy level of full-time residents in the area.

5.40 The number of new properties sold off as second homes as well as other evidence indicates that a policy intervention is necessary to manage the number of new dwellings which are sold as second homes. The Plan therefore supports only the development of housing that will be permanently occupied, defined in the Plan as Principal Residence housing.

5.41 This approach has been taken along other parts of the Northumberland Coast, and for consistency, this policy replicates the policy that is in the North Northumberland Coast Neighbourhood Plan (made 2018) which covers other coastal settlements with a similar issue.

POLICY 10: PRINCIPAL RESIDENCE HOUSING

Proposals for all new housing, excluding replacement dwellings, will only be supported where first and future occupation is restricted in perpetuity to ensure that each new dwelling is occupied only as a Principal Residence.

Principal Residence housing is that which is occupied as the sole or main home of the occupants and where the occupants spend the majority of their time when not working away from home.

These restrictions will be secured prior to the grant of planning permission through appropriate Planning Obligations created and enforceable under section 106 of the Town & Country Planning Act 1990, or any subsequent successor legislation.

AFFORDABLE HOUSING CONTRIBUTIONS

5.42 It is expected that affordable housing will be provided as necessary in line with the most up to date development plan policy concerning affordable housing, and in line with up to-date evidence of affordable housing need.

5.43 There is an issue with affordability of housing to buy in the Plan area, as prices are above average compared to Northumberland. There is also a lower than average availability of affordable rented properties in the Plan area.

5.44 The popularity of the recent affordable housing scheme for 16 affordable homes on land adjacent to Embleton village quarry, (managed by Homes Northumberland) has shown how successful the provision of new affordable housing can be and what a valuable contribution it can make to local communities.

POLICY 11: AFFORDABLE HOUSING CONTRIBUTIONS

Schemes of 10 homes or more will be expected to provide a minimum of 20% affordable housing, or more if a higher local need is demonstrated in the most recent housing needs surveys.

RURAL EXCEPTION SITES AND COMMUNITY LED HOUSING

5.45 Rural exception sites are defined in the NPPF (revised version) as: 5.46 'Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding'.

5.47 Although the Housing Needs Survey carried out in June 2018 did not reveal a significant local housing need, there was nevertheless some affordable local need identified (in the region of 5 households). The provision of a small-scale scheme as a rural exception site could help to address this local need in the Neighbourhood Area.

5.48 Any scheme for a rural exception site will need to demonstrate clearly how the scheme has been designed and laid out to minimise the impact on the character and setting of the settlement it is situated in. Specifically, how it meets the criteria in the policy in terms of respecting the special character and appearance of the Embleton Village Conservation Area, and how any scheme protects the special landscape and scenic beauty of the Northumberland Coast AONB, which runs along the eastern boundary of Embleton village, and in some cases, is within the village. The AONB boundary, as well as the Embleton Village Conservation Area boundary, is shown on the Policies Map.

POLICY 12: RURAL EXCEPTION SITES AND COMMUNITY LED HOUSING

Proposals for small-scale affordable housing schemes including Community Led Housing schemes delivered as 'rural exception sites' on the edge of the settlements of Christon Bank and/or Embleton village, will be supported where they can demonstrate the following:

a) no significant negative impact on the character and setting of the settlement; and

b) that the development will not harm the character and appearance of the Embleton Village Conservation Area, and

c) that the special landscape and scenic beauty of the Northumberland Coast AONB will be conserved.

CHANGE OF USE FROM HOLIDAY USE TO PRINCIPAL RESIDENCE HOUSING

5.49 There are applications which have been approved for residential use, but with restrictions to ensure that the use remains for holiday use. This is because the local plan for the area had policies which restricted permanent occupancy use of converted buildings in the countryside. Planning policy has changed significantly since that time, and this Plan, in order to boost the supply of permanent occupancy residences, seeks to support the change of use from holiday let to permanent occupancy residence.

5.50 This policy applies to proposals for the change of use from Holiday Let use (sui generis) to Residential use (C3). It also applies to proposals to remove occupancy restrictions on existing properties, limiting them to holiday use only.

5.51 This policy does not apply to static caravans, chalets and other more temporary style holiday accommodation.

POLICY 13: CHANGE OF USE FROM HOLIDAY USE TO PRINCIPLE RESIDENCE HOUSING

Proposals for the change of use or removal of occupancy restrictions from holiday let use to Principal Residence housing, will be supported within the Neighbourhood Area. Future occupation shall be controlled as a Principal Residence in accordance with Policy 10 of this Neighbourhood Plan.

This policy does not apply to the change of use, or replacement of, chalets, static caravans, or other buildings or structures which are not suitable for permanent occupation or construction.

PLANNING POLICIES TO DELIVER OBJECTIVE 5: COMMUNITY FACILITIES

To protect, improve and, as appropriate, develop, year-round community and recreational facilities for the benefit of residents and visitors alike.

5.52 In order to achieve this objective, policy 14 promotes the provision of new community and recreational facilities for tourism and local use, and policy 15 supports the provision and improvement of pedestrian and cycle routes in the Neighbourhood Area.

Policy 14: Assets of Community Value and Community Facilities.
Policy 15: Provision and improvement of pedestrian and cycle routes.

ASSETS OF COMMUNITY VALUE AND COMMUNITY FACILITIES

Figure 6: Blue Bell Inn, Embleton Village

5.53 Local pubs, shops and other community facilities are highly valued by residents in each of the settlements. Where a proposal would lead to the loss of the last remaining facility, it is considered that this would not be sustainable development, as it would result in the further erosion of sustainable communities, meaning a greater need for travel, and less community cohesion.

5.54 Community facilities have been identified for Embleton village and Christon Bank and are identified in Policy 14.

5.55 Policy 14 applies to registered Assets of Community value as well as community facilities that have not been registered. All facilities referenced above have been identified by the local community as being of value, and therefore contribute to the sustainability and cohesion of the villages.

5.56 Community consultation revealed that there is a need and desire in the community to have more recreational facilities. The policy seeks to support the provision of further recreational facilities.

POLICY 14: ASSETS OF COMMUNITY VALUE AND COMMUNITY FACILITIES

Proposals that will enhance the viability and/or the community value of community facilities and community assets, (whether registered as Assets of Community Value or not registered) will be supported.

Community facilities identified for **Embleton village** are:

Vincent Edwards C of E First School.
Doctor's Surgery
Greys Inn Pubic House.
Blue Bell Public House.
Dunstanburgh Castle Hotel.
Dunstanburgh Castle Golf Course Club House.
Moody's Village Shop and Post Office.
Creighton Memorial Hall.
Church of Holy Trinity and the Parish Church Rooms.
Filling Station (including shop and garage) known as 'Grieves Garage'.

Community facilities identified for **Christon Bank** are:

Blink Bonny Public House.
Shop and Post Office (known as 'Young James and Sons).
Christon Bank Church and Hall.

The loss of a registered Asset of Community Value (ACV), valued community facilities identified in this Plan or the loss of the last public house, shop or community hall in Embleton village or Christon Bank will be strongly resisted, and robust justification will be required to demonstrate there is no longer a need for that community facility or that the community facility is no longer economically viable.

The provision of new community facilities, including recreational facilities will be supported.

PROVISION AND IMPROVEMENT OF PEDESTRIAN AND CYCLE ROUTES

5.57 There was strong support as a result of community consultation, for the provision of links to connect existing rights of way, and the improvement and upgrading of other routes that would benefit both residents and visitors to the area. The following routes were considered important:

- Links between the Embleton village quarry and the public footpath at North Farm.
- Allow public access from the Embleton village recycling bay to the footpath to Low Newton (currently limited access to visitors at North Farm).
- Improve pedestrian/cycle links between Embleton village and Christon Bank (currently a public bridleway that could be upgraded).

POLICY 15: PROVISION AND IMPROVEMENT OF PEDESTRIAN AND CYCLE ROUTES

The creation and improvement of footpaths and cycle ways will be supported where there is not a negative impact on designated habitats. In particular, the improvement, creation and extension of the following routes will be supported:

a) A route to link the Quarry area in Embleton Village to the beaches via North Farm footpath
b) A route to link Embleton Village with Low Newton via North Farm.
c) Improved pedestrian and cycle links between Christon Bank and Embleton Village.

6.0 MONITORING AND REVIEW

6.1 Effective monitoring by Embleton Parish Council is essential to ensure the Neighbourhood Plan is truly achieving sustainable development in the Plan area. It also provides information to establish whether policies are effective, and whether there are changes needed to policies in the longer term.

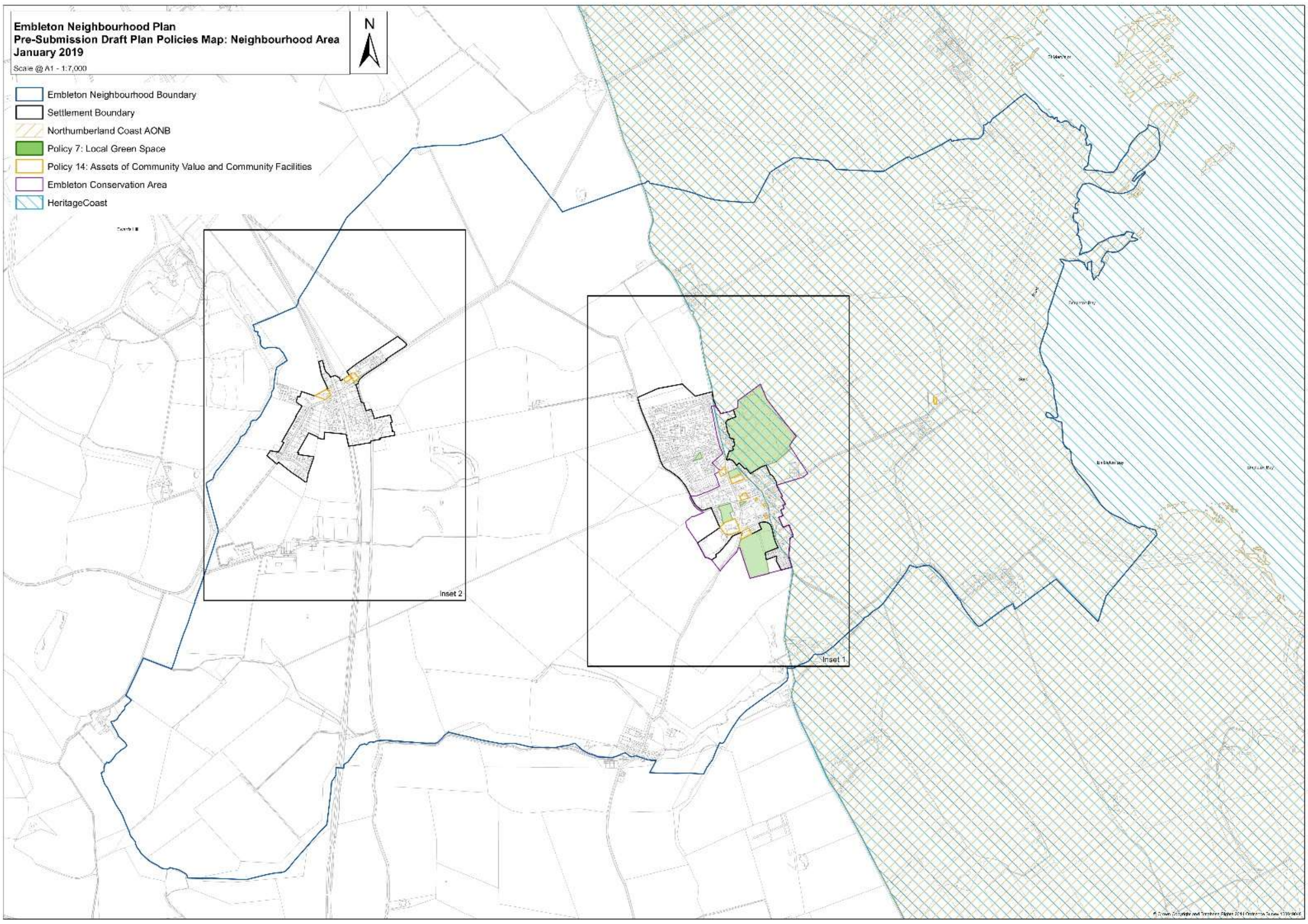
6.2 The Neighbourhood Plan sets out the long-term spatial vision for the area with objectives and policies to deliver that vision in the period up to 2036.

6.3 Decision making on planning applications still rests with Northumberland County Council who have their own monitoring procedures in place. The Parish Council will, however, undertake its own monitoring to evaluate the level of progress being made towards delivering the vision of the Plan.

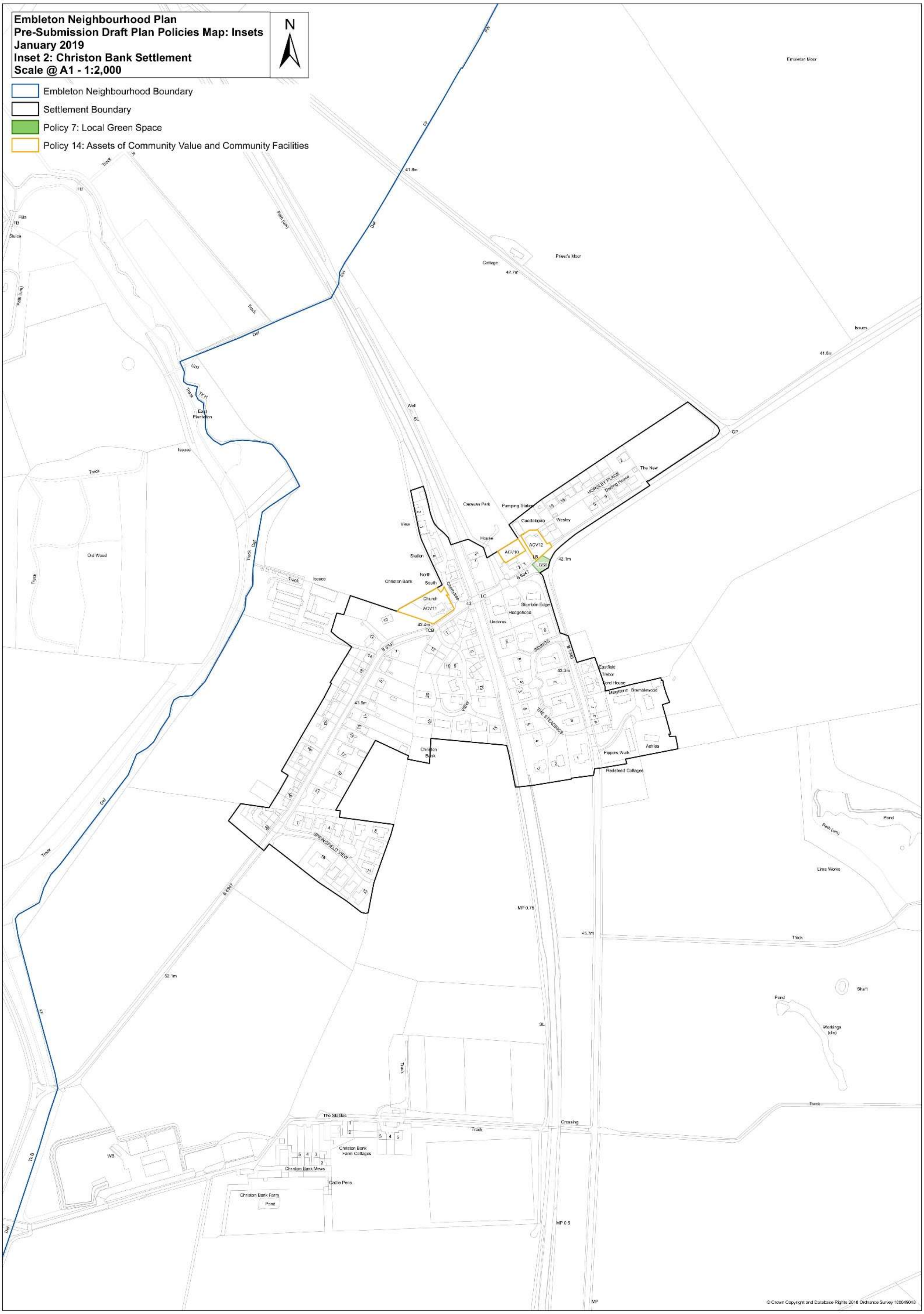
Review

6.4 The Neighbourhood Plan will, in all likelihood, be 'made' before a new Local Plan for Northumberland is adopted. It may therefore be necessary to review the neighbourhood plan in light of any significant policy shifts. However, the Plan has been developed in close partnership with Northumberland County Council, and it is anticipated that the emerging Local Plan will be well aligned with the Neighbourhood Plan.

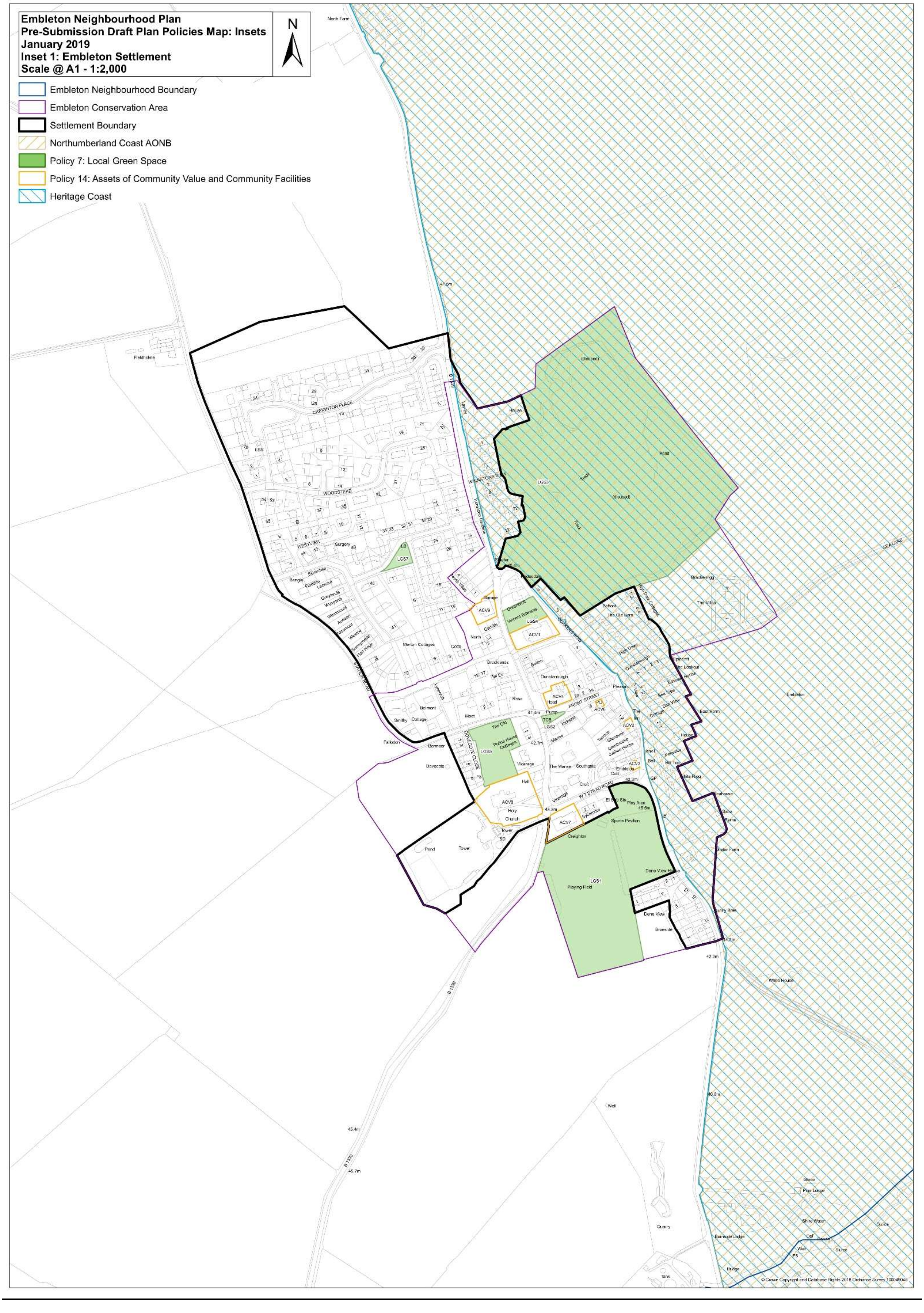
Policies Map 1: Embleton Neighbourhood Area



Inset Policies Map 1: Christon Bank



Inset Policies Map 2: Embleton Village



APPENDIX A: Non-designated assets suitable for Local Listing in the Neighbourhood Plan area

The list below comprises the non-designated heritage assets in the Plan area which are considered suitable for local listing.

Non-designated heritage assets identified in Embleton Village:

Creighton Memorial Hall.
Old Quarry Buildings at Embleton Quarry.
Nos 1 & 2 Sycamore Cottages.
Dunstanburgh Castle Hotel.
Vincent Edward's School.
Greys Inn Public House.
Old School House.
New Presbyterian Manse.
Water pump near Blue Bell Inn.
Pill Boxes (Glebe Field, Sports Field, adjacent Glebe Farm and adjacent to Nature Reserve Pool at Low Newton).
Moody's Village Shop.
Filling Station known as Grieves Garage.
Dunstanburgh Golf Club Clubhouse.

Non-designated heritage assets identified in Christon Bank village

Primitive Methodist Church.

Blink Bonny Public House.

Well including memorial stone.

Non-designated Heritage Assets of Local Importance

A: Introduction

1. This report provides background evidence to qualify and explain the list of non-designated heritage assets that are identified in Appendix A of the Embleton Parish Neighbourhood Plan.
2. The Localism Act 2011 has increased the role of communities in determining how planning decisions are made at a local level, including those involving heritage assets. Communities can play a key role in preparing neighbourhood plans which establish the general planning policies for development and use of land in a neighbourhood and work in preparing a neighbourhood plan may indicate buildings and sites which merit inclusion on any local list that a Local Planning Authority may have.
3. Northumberland County Council do not currently hold a 'local list' of heritage assets. The Embleton Parish Neighbourhood Plan therefore proposes to provide a list of locally significant historic buildings as part of the Neighbourhood Plan, and this list is referred to as the list of 'non-designated heritage assets'

B: The Embleton Parish Neighbourhood Plan and the Historic Environment

1. The Embleton Parish Neighbourhood Plan sets out a vision for the parish that is focused on protecting heritage assets and enhancing local green spaces, landscapes and views that contribute to the distinct look and feel of it. This will be delivered in part by the conservation and enhancement of heritage assets in the Neighbourhood Area, both designated and non-designated, in a manner that best sustains or enhances their significance.
2. Whilst designated heritage assets have statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990, those which are identified locally (and therefore not designated) have no statutory protection. Listed Building and Scheduled Monument status are the two statutory designations but only a small proportion of heritage assets in the Neighbourhood Area are so protected. The Neighbourhood Plan will offer recognition and protection to the non-designated assets that are considered of local importance since being identified as a non-designated heritage asset is a material consideration for planning decisions. The non–designated heritage sites, monuments and buildings on the list included in the Neighbourhood Plan all contribute to the character and sense of place of Embleton Parish.

C: Methodology

1. Guidance outlined in the Historic England Advice Note 7 'Local Heritage Listing' has been used to establish a methodology for assessing non-designated heritage assets in the Neighbourhood Area.

2: The definition set out in the NPPF states that a heritage asset is:

"A building, monument, site, place area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)." (Annex 2 NPPF July 2018).

3. The different types of "heritage interest" that define a heritage asset have been identified as **historic, architectural, artistic** and **archaeological.** If an asset has at least one element of heritage interest it should then be judged on its significance. This can be measured in terms of how it meets

any of five criteria, these being: **rarity, aesthetic appeal, integrity, representativeness** or **association.**

4. Adherence to these criteria, as defined below, has ensured consistency in assessment of heritage assets across the parish as well as with government policy and practice guidance on heritage assets, settings and local listing**.**

Interest	How the interest is assessed
Historic	The asset should have importance in relation to events or people in the past, either as a direct representation of an event or group of people (such as a purpose-built building like a chapel) or by the historic use of a building/site for a particular practice.
Architectural	Assets that are of architectural interest are identified because of their design, construction, craftsmanship or decoration
Artistic	These assets will exhibit some degree of creative skill in their creation or design whether through sculpture, painting or other method of decoration.
Archaeological	These assets contain archaeological remains which are the primary source about the historic development of places and people.

5. The significance of each identified heritage asset is assessed in terms of several criteria, which are set out below.

Significance	How the significance is assessed
Rarity	The asset must exemplify a design, settlement pattern or other quality that is uncommon either to the locality, district or wider region
Aesthetic appeal	Positive feelings of worth by reason of its architectural, design or artistic quality or its form or layout must be evoked by these assets.
Integrity	To have a degree of integrity, an asset should retain a sense of completeness, either as an individual building, structure or landscape feature or as part of a larger group
Representativeness	Whilst the asset may not be rare, it could be representative of a particular historical or architectural trend. It may also be part of the legacy of an individual, architect, architectural movement, programme of work, company or group in the past.
Association	Evidence may suggest that an asset is associated with a person or historic event.

6. The list of non-designated heritage assets below has been prepared using the above methodology. The list includes the name and address of the asset, what the interest is, and how the significance has been assessed.

7. The Conservation Area Character Appraisal for Embleton village (Christon Bank does not have a conservation area, but is linked intrinsically with the history of Embleton) highlights some of the key local land uses which give Embleton Parish much of its character:

> *"The earliest land and building use in Embleton would have been the traditional mix of worship, residential, trade (regular markets and fairs) and local employment (e.g. fishing, agriculture, mills and cottage trades such as cobblers, carpenters and tailors). Maps indicate the village included the following land and building uses: cloth trade (medieval), smithies (two noted in the 1860s), quarrying (small scale in the eighteenth century, becoming much larger in the twentieth century), churches and associated buildings (vicarage, two generations of manses and a parish hall), community buildings (Creighton Memorial Hall, police station), leisure (an Empire Cinema at 1-3 Mount Pleasant, operated for only five years from 1947), public houses and hotels (lost names include agricultural ones such as Hare & Hounds and Star plus industrial ones such as Three Tuns and Railway) and, finally, retail (including the lost shops of Embleton Co-op, Pitts Emporium Supply, a fish'n'chip shop and Thompsons Butchers, most of them lost within living memory)".*

8. The non-designated heritage assets listed below for Embleton village and Christon Bank are related to the past of the villages and are locally relevant and significant.

9. Further information on the history of Embleton village and Christon Bank, including references to some of these non-designated heritage assets, can be found at the following website:
   http://www.embleton-northumberland.co.uk/history.html

LIST OF NON-DESIGNATED HERITAGE ASSETS IN EMBLETON VILLAGE

Non-designated Heritage Assets- Embleton village	Interest	Significance
Creighton Memorial Hall, Embleton 	Historic	Association/Integrity Purpose built as a Working Men's Club in memory of Mandell Creighton who became Bishop of London. Opened by his widow in 1903 it is still a community hall well used by the residents of
Old Quarry Buildings, Embleton 	Historic	Association and representativeness. Buildings associated with the quarry workings at Embleton which are a key element of the history of the village. Now in a state of disrepair and identified as an opportunity for
Nos 1 & 2 Sycamore cottages, Embleton 	Architectural	Rarity Early prefabricated homes built for the Newcastle Exhibition in 1927 and moved to Embleton at end of show. Within the Embleton Conservation Area and identified within the Embleton
Dunstanburgh Castle Hotel 	Historic	Integrity Purpose built hotel constructed in the 1800's on the site of a mediaeval Quaker's meeting house. Within the Conservation Area

Non-designated Heritage Assets- Embleton village	Interest	Significance
Vincent Edwards School 	Historic Architectural	Association Rarity Purpose built school in 1890's endowed by Vincent Edwards (1680-1712) the local vicar. One of the first village schools in the country and still used as the local First School.
Greys Inn 	Historic	Integrity Representativeness Built in the 19th century in local Whinstone as a public house it remains at the centre of the village life and in use as a public house. Within Embleton Conservation Area
 Old School House	Historic Architectural	Association A "grace and favour" house built for the use of the school headmaster. Unusual design.
 New Presbyterian manse	Historic	Representativeness Built to replace the original Manse it is representative or late 19th century local architecture.

Non-designated Heritage Assets- Embleton village	Interest	Significance
Water pump near Blue Bell Inn 	Historic	Aesthetic appeal/representativeness One of two in the village which supplied domestic water before piped water became available
Four pill boxes, 	Architectural & Historic	Integrity/Representativeness Built in 1940 as part of coastal defences they remain intact representing an era. One is located in the Glebe field on Station Road, another on the sports field, a third
Moody's village shop 	Historic	Rarity This building has been the village shop since the mid 1800's and still supplies the village needs.
Grieves Garage 	Historic	Representativeness A typical pre-1900's village garage with pumps, workshop and office. Identified as a valued community facility it is within the Embleton Village Conservation Area.

Non-designated Heritage Assets- Embleton village	Interest	Significance
Dunstanburgh Golf Club Clubhouse 	Historic	Representativeness A 1930's clubhouse on a links course parallel to the coast.

NON-DESIGNATED HERITAGE ASSETS: CHRISTON BANK

Non-designated Heritage Assets – Christon Bank	Interest	Significance
Primitive Methodist church. Christon Bank 	Historic	Association/Integrity: Built in 1891 under the stewardship of Theophilus Moor and James Young on land given by Sir Edward Grey
Blink Bonny, Christon Bank  	Historic	Integrity/Representativeness: Built as a public house in local Whinstone it remains a working “local”. Originally named after a famous racehorse who won both The Derby and The Oaks in 1857.

Non-designated Heritage Assets – Christon Bank	Interest	Significance
Well and Memorial Stone, Christon Bank 	Historic	Rarity Supplied village water when dug in 1860. Memorial stone still included in structure

APPENDIX B: EVIDENCE DOCUMENTS:

National Planning Policy Framework (2018).
National Planning Practice Guidance (as updated).
Alnwick LDF Core Strategy DPD (2007).
Alnwick Local Plan (1999) (saved policies).
Northumberland Coast AONB Management Plan 2014 – 2019.
Northumberland Coast AONB Design Guide for the Built Environment 2009.
Northumberland Coast AONB Landscape Sensitivity & Capacity Study August 2013.
Northumberland County Council Landscape Character Assessment August 2010.
Northumberland County Council Strategic Housing Availability Land Assessment (2018).
North Northumberland Coast Neighbourhood Plan - Housing Evidence Paper (for second homes issues apply to Embleton Parish, and Embleton Parish is referenced in the document) (2016).
Northumberland County Wide Housing Needs Survey Final Report (updated 2015).
Dark Skies - Exterior Lighting Master Plan (2013) Northumberland National Park Authority.
Embleton Village Conservation Area Character Appraisal (NCC) (2007).
Background paper - Settlement Boundaries for Embleton village and Christon Bank.
Background paper - Housing for Neighbourhood Plan.
Background paper - Local Green Space evidence base for Embleton village and Christon Bank.
Reports from consultation events.

Appendix C: Background Paper for Local Green Space Evidence Base

Embleton Neighbourhood Plan — **LOCAL GREEN SPACE ASSESSMENT**

Date:

	Assessment Criteria								
	Green Space map reference								
1.1	Name of space (if available)	**Embleton Playing Field**	**Embleton Play Park and additional land**	**Embleton Quarry Site**	**Playing Field Vincent Edwards Primary**	**Village Green – Front Street Embleton**	**Glebe land**	**Green Space – Greyfield**	**Village Green – Christon Bank**
1.2	Space description and main characteristics	Football and Cricket field with changing pavillion pavillion and landscaped surrounding with mature trees and spectator areas	This green space land and is adjacent to the Playing Field . The play park contains childrens adventure equipment with associated picnic area and off-road parking. The as yet undeveloped land to the rear of the park have bes been allocated as a sport/ leisure space	Site to the east of the B1339 which is part of a disused whinstone quarry. The site excludes the housing at Whinstone View and the former Quarry House wiyh associated out-buildings	Grren playing field site to the north of Embleton Primary School which faces onto the B1339 and is immediately adjacent to the quarry site	Village Green at the junction of Front Street and the B1339. The triangle of land is the site of an historic village pump (pant) and seating via benches etc.Maintains the historic view of the Consrvation area via Front Sttreet.	Owned by the Church and is adjacent to the church / vicarage. It is currently left as unkept scrub grass but is an enclosed area with access from the B1339 and has potential for greater community use.	Grassed area in the centre of Greyfield Estate adjacent to the bungalows in the centre of the housing estate.	Grassed area at the west corner of the junction of the B1340 and B1339 in Christon Bank. This lies opposite the Blink Bonny and diagonally across the junction from the village shop/ post office.
1.3	Are there other designations on the site? (e.g. green belt, nature conservation designation, historic environment designations). If so, please specify.	Site contains pillbox listed under Heritage proposals	No	Within the designated AONB area, a designated SINC site The quarry is now under the control of the PC and managed by an active Trust	Conservation area	Site of the historic village pump	Within the designated Conservation Area (Appraisal 2007)	No	No
1.4	Has a map and photographs been provided								
2	**Local Green Space**								
2.1	Does the site have an extant planning permission on it?	No	No	No	No	No	No	No	No
2.2	Is the space an extensive tract of land?	No	No	Yes	No	No	No	No	No
2.3	Does the space feel local in character and have a physical, visual and social connection with the local area?	Yes - used by Embleton football and cricket teams plus as a venue or tourament play.Used by Embleton Vincent St Edwards Primary School Linked to social and other sporting / fitness activities events at the Creighton Hall	Central to the village, close to housing and local social outlets. Used by local community groups , local and visiting families. Physical link to the playing field and Creighton Hall. Provides a safe, enclosed grass area for small games and advebturous activiies	Area very well used as a recreational venue by all sectore of the local community.Visitors include bird / wildlife enthusiasts, dog walkers andlconservation volunteers	Yes - a visually important site on the road into the historical conservation area The space is in close proximity to the quarry site	Physical and visual connection as it opens the view along Front Street, the historical heart of the village. It helps to reduce the visual impact of car parking at the kerbside and offer sa place for cyclists on the designated coastal route a place to rest in the heart of the village. The area is a easily accessed venue for several community fund-raising events each year and the site for the Christmas	Visual impact from the centre of the village from Front Street has been reduced by the extension of the former police station to include 3 new terraced houses to the south. The development of Dovecote Close has established an enclosed grass area which is central to potential community use. There is acodess rom the B1339 which would allow maintenance for use by local community groups	A central open space within the housing estate built in the 1950s.. A local meeting area for local children from Greyfield and adjecany houses.A focal point for recreational games and sporrt, particularly football. Until recently there was a goalpost provided for play.	The grassed area contains the village notice board, historic well and public seating. It is a prominent area in the village at the corner of the two main vehicle access roads.
2.4	Is the space in reasonably close proximity to the Community it serves?	Yes	Yes	Yes	Yes	Central	Yes	Central	Central
2.5	Is the space demonstrably special or hold particular significance for the local community? Specify how.	See 2.3 above. Land donated for community sport and leisure use. PC leaseholder maintained by community volunteers	Land donated for community sport and leisure use. PC leaseholder Capital revenue by community fundraising, revenue support by the PC	Environmental significance plus health related leisure opportunities. Used as a teaching resource for the local school	Utilised by the school and local community groups who meet in the school. These include parent/ toddler, guides and ????? Sport England and the Playing Field Association both strongly support the retention of school playing fields especially where community use is evident	See 2.3 above the demand for visitor car parking at busy times puts the village green under threat of overspill land for parking use.	The church and associated community groups meeting in the village are central to community cohesion. A developed outdoor space would offer a wide range of social casual opportunities and/or meet the horticultural ambitions expressed by community consultation (allotments/	A key area for youth recreation and physical activity. A key casual recreational area for young people from the north of the village	Hosts the Parish Council notice board in the heart of the village.

3	**Demonstrably special to the Local Community.**								
3.1	Is the space of particular local significance because of its **beauty**?	No – but it a buffer green space between housing in the village	No	Yes – and recognised regionally and nationally as such	No	No – although it frames the historic view of the central village	No – although it maintains visual access to 2 listed heritage buildings – Holy Trinity church and the dovecote.	No – it is managed by NCC who maintain the grass area alongside verge management.	No
3.2	Is the space of particular **historic** significance?	The hall is included in the Conservation Area report and has been identified as an important heritage building	No	Yes – the site showcases the underpinning quarrying industry that had significant historical impact on the village of	No – although it was gifted to the school and community by local landowners for recreation use	The Pant is listed.	See above. The church and associated land were historically a key historical component of the village and the links to Merton	No	No – although it does frame the veiw of historically important heritage buildings associated with Christon Bank railway
3.3	Is the space of particular local significance because of its **recreational** value?	Home ground of Embleton football and cricket clubs. Used by the local community for health related acttivities and social, fundraising activities	Used by local children, local familiy groups and provides a touriist attraction for visiting families	yes – as well as the importance to wildlife conservation, it provides outdoor play space for local children and recreational opportunities for families and adult individuals	Yes – a visually important site on the road into the historical conservation area The space is in close proximity to the quarry site . It is utlised for extra-curricular activities and groups who hire the school hall (e.g. Girl Guides)	Yes – it is the venue for numerous fund raising activities, particularly in the summer visitor season. It is utilised for book/ plant/ bric-a-brac sales over several weekends. Cake stalls and tea/ coffee sales are well supported by residents and visitors taking advantage of available benches.	Of particular value because of the future potential for community recreational development. This has been identified as an opportunity for development during NP consultation.	Provides local access to youth sport and physical activity which are key to Govt. and NHS targets.	Limited – the seating allows a stop over for cyclists
3.4	Is the space of particular local significance because of its **tranquility**?		No	Yes	No	No	No	No	No
3.5	Is the space of particular local significance because of its **richness of wildlife**?		No	Yes	No	No	No	No	No
4	**Conclusion of**								
4.1	Have the criteria in Section 2 been assessed?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4.2	Is space suitable as a Local Green Space?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4.3	What are the landowners details?	Owned bt Embleton Parish Council	Embleton Parish Council	Embleton Parish Council and managed via a local Quarry Trust Group	St Vincents Primary School	:C and Diocese via Governer	Diiocese	NCC	NCC
4.4	Has the landowner been informed about the proposal to designate any part of their	Yes	Yes	Yes	No	No	No	No	No

Glossary of Terms

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

Amenity: A positive element or elements that contribute to the positive character of an area, such as lack of noise and disturbance, openness, landscape, townscape, opportunities for recreation etc.

Area of Outstanding Natural Beauty (AONB): An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. The extent of the Northumberland Coast AONB is shown on the Policies Map.

Asset of Community Value: A local authority maintained list of buildings and land in its area that is of community value as set out in Section 87 of the Localism Act 2011.

Basic Conditions: The Localism Act (the Act) sets basic conditions that neighbourhood development plans or orders must meet. These are that the plan or order must: a) have appropriate regard to national policy and advice contained in guidance issued by the Secretary of State, b) must contribute to the achievement of sustainable development c) must be in general conformity with the strategic policies contained in the development plan for the area and d) must not breach, and be otherwise compatible with, EU and Human Rights obligations

Biodiversity: The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

Community Facilities: Local services and facilities that benefit the community, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

Density (of development): The amount of building within an area of land. For housing it is expressed as the number of dwellings per hectare.

Designated Site: In this document, reference to Designated Sites should be taken to include European Sites (Special Areas of Conservation (SACs), and Special Protection Areas (SPAs); Ramsar sites, European Marine Sites (EMS's) and Sites of Special Scientific Interest (SSSIs).

Development: Defined under the 1990 Town and Country Planning Act as 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.'

Development Plan: The complete set of statutory land use policies and proposals for an area, used in making planning decisions. It includes adopted council development plan documents such as Local Plans, Core Strategies and neighbourhood Plans.

European site: This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

Environmental report: The report that documents the assessment of the draft Plan and accompanies the draft Plan for pre-submission consultation. The environmental report needs to contain certain information as set out in Schedule 2 to the SEA Regulations 2004.

Evidence base: The information and data gathered by local authorities and used to inform policy development. Evidence base data is also gathered to prepare a neighbourhood plan and is submitted to the Examiner along with the other Examination Documents.

Habitat: An area or natural environment in which an organism, species or population normally lives. Habitats take many forms and should not be considered in isolation as they are linked and overlap with each other.

Habitats Regulations Assessments (HRA): This is a general term which describes the full step-wise process required in making assessments of the impacts on European sites under the Conservation of Habitats and Species Regulations 2010, including the steps of screening for likely significant effects and making appropriate assessments.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)

Heritage Coast: Areas of largely undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors. Northumberland's Heritage Coast stretches from Druridge Bay to the Scottish border, and therefore encompasses the whole Plan area.

Independent Examination: The process by which an independent person examines a plan document to ensure that it is 'sound' (in the case of a Local Plan) or meets Basic Conditions (in the case of a neighbourhood Plan).

Infrastructure: The physical entities (for example roads, railways, sewers, pipes, telecommunications lines) that are necessary for communities to function and move around.

Inset: A term used to describe a town or village that is surrounded by the Green Belt but is not itself covered (or 'washed over') by the Green Belt designation. This means that Green Belt restrictions do not apply within the settlement concerned in the area defined by the inset boundary.

Landscape Character: The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.

Landscape sensitivity: Normally refers to the ability of the landscape to absorb development, in relation to valued aspects of its character.

Local Green Space: A designation that provides special protection against development for green areas of particular importance to local communities. They can be identified through Local Plans or by communities in Neighbourhood Plans.

Local Plan: The documents and maps that make up the plan for the future development of a local area.

Material consideration: A matter that should be taken into account in making a planning decision.

National Planning Policy Framework (NPPF): A Government document that sets out the Government's planning policies for England and how these are expected to be applied. Most recent version 2018

National Planning Practice Guidance (NPPG): The Government published the National Planning Policy Framework (NPPF) in July 2018 and the National Planning Practice Guidance is regularly updated. Together, the National Planning Policy Framework and National Planning Practice Guidance set out what the Government expects of local authorities.

Neighbourhood Plan: A Plan by a Parish or Town Council - the 'qualifying body' - for a particular neighbourhood area. Once it has been accepted by the local community through a Referendum, the neighbourhood Plan will form part of the Development Plan.

Non-designated heritage assets: These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'. Northumberland County Council does not currently have a local list, so non-designated heritage assets are identified in this Neighbourhood Plan.

Northumberland County Council: The unitary authority for Northumberland as of 1st April 2009.

Permitted Development: Certain limited or minor forms of development that may proceed without the need to make an application for planning permission.

Planning obligation: [Policy] Planning obligations assist in mitigating the impact of development which benefits local communities and supports the provision of local infrastructure. Local communities should be involved in the setting of planning obligations policies in a neighbourhood Plan.

Planning obligation (Development Management): (Also known as Section 106 agreements) Obligations attached to land that is the subject of a planning permission. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms, directing related to the development, and fairly and reasonably related in scale and kind.

Previously Developed Land (PDL) or Brownfield Land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Principal Residence Housing: housing is that which is occupied as the sole or main home of the occupants and where the occupants spend the majority of their time when not working away from home.

Rural Exceptions Site: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Setting of a Heritage Asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Special Areas of Conservation: Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

Special Protection Areas: Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Bird Directive.

Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981.

SuDS (Sustainable Drainage Systems): A sequence of water management practices and facilities designed to drain surface water in a manner that will provide a more sustainable approach than more conventional practices, such as routing runooff through a pipe to a watercourse.

Superfast Broadband: Superfast broadband speeds are headline download speeds of greater than 24 Mbps.

Sustainable development: Defined by the World Commission of on Environment and Development in 1987 as 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'. Also defined in the NPPF states in paragraph 7 that there are three dimensions to sustainable development: economic, social and environmental.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.